



## Notice of Preparation of an Environmental Impact Report

<b>TO:</b>	California State Clearinghouse Contra Costa County Clerk Responsible and Trustee Agencies Interested Parties	<b>FROM:</b>	Town of Danville Planning Division 510 La Gonda Way Danville, CA 94526 Attn.: David Crompton, Principal Planner
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**Subject: Notice of Preparation of an Environmental Impact Report**

The Town of Danville (Town) will be the lead agency and will prepare an environmental impact report (EIR) for the proposed 375 West El Pintado Road Residential Project (project). This Notice of Preparation is sent pursuant to Section 15082 of the California Environmental Quality Act (CEQA) Guidelines to announce the initiation of the EIR process and to solicit comments from responsible and trustee agencies and interested parties concerning the scope of issues to be addressed in the EIR.

**Project Title:** 375 West El Pintado Road Residential Project

**Project Applicant:** GMMR, LLC.  
230 Piedmont Lane  
Danville, California 94526

**Project Location:** The approximately 1.88-acre project site is located in the northwest portion of the Town of Danville at 375 and 359 West El Pintado Road, just south of its intersection with El Cerro Boulevard and immediately across West El Pintado Road from the southbound on-ramp to Interstate 680. The site includes two existing lots, 375 West El Pintado (1.59 acres) (APN: 200-140-011) and 359 West El Pintado (.29 acres) (APN: 200-140-012).

**Project Description:** The 375 West El Pintado Road Residential Project involves a request for a General Plan Amendment (GPA2015-0001), Preliminary Development Plan – Rezoning (PUD2015-0001), Major Subdivision, and a Final Development Plan (DP2015-0065) to allow for the development of a maximum 38-unit townhouse development. The General Plan Amendment request pertains to the .29 acre lot only, and would amend the Town’s General Plan Land Use Designation from Residential – Single Family – Low Density (1-3 units per acre) to a Mixed Use Land Use Designation. The Preliminary Development Plan – Rezoning request would rezone of the project site to a new P-I; Planned Unit Development District, the Major Subdivision would subdivide the site creating a maximum of 38 multiple family lots, and the Final Development Plan would provide for the approval of project architecture, site design, and landscape design. A Tree Removal application (TR2015-0039) is also required to be approved to allow for the removal of Town-Protected trees.

The proposed project would involve demolition of an existing residence and construction of seven new multi-family buildings with below grade and at-grade parking garages, outdoor parking areas, and landscaping. Four larger, two-story buildings would be constructed on the northern portion of the project site; each with a mixture of 3-bedroom and 2-bedroom units. These four buildings would each be approximately 35 feet tall. Three smaller, two-story buildings would be constructed on the eastern and southern portions of the project site, each with two 3-bedroom units. These three buildings would each be approximately 25 feet tall. The existing swales that traverse the project site would be placed underground in pipe culverts. Access would be taken via a new driveway on West El Pintado Road.

**Potential Environmental Effects:** Potentially significant environmental impacts have been preliminarily identified in a Draft Initial Study in the following issue areas: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Noise, and Transportation/Traffic. If the Initial Study is not included with this notice, it may be reviewed on request at Planning Division offices, 510 La Gonda Way in Danville, during regular business hours, or online at <http://www.ci.danville.ca.us/Services/Planning-Services/Development-Activities/375-West-El-Pintado---Residential-Development/>.

**Scoping Meeting:** The Town of Danville, in its role as Lead Agency, will hold a public scoping meeting to provide an opportunity for the public and representatives of public agencies to address the scope of the Environmental Impact Report. The Scoping Meeting for the Environmental Impact Report for the project is scheduled for Tuesday, February 9, at 7:30 PM, at the Town Meeting Hall - 201 Front Street in Danville.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, **but no later than 30 days after receipt of this notice**. Please focus your comments on the project's potential environmental impacts and recommendations for methods of avoiding, reducing, or otherwise mitigating those impacts. If you are a governmental agency with discretionary authority over initial or subsequent aspects of this project, describe that authority and provide comments regarding potential environmental effects that are germane to your agency's area of responsibility. We also respectfully request the name of a contact person for your agency.

This notice will be available from January 22, 2016, through February 22, 2016, at 5:00 PM. Please send your response to David Crompton, Principal Planner, Planning Division, Town of Danville, at the address shown on the top of the page or the email address below.

Date: 1/19/15

Signature:   
David Crompton, Principal Planner  
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